MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INVESTMENT FOR SALE & FREEHOLD

370 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DX

SUMMARY

- **2,909 sq ft (270.35 sq m)**
- **Development opportunity**
- **Income producing**
- **For Sale**
- **Freehold**
- **Price: Upon Application**
- **The commercial premises are let on a 10 year lease (t/a a cafe) from February 2020. The upper parts are available with vacant possession.**

AMENITIES

- **Attractive period retail parade**
- **Building of Townscape Merit**
- **Close to Richmond Bridge**
- **Development opportunity**
- **Freehold investment**
- **Lidl in close proximity**
- **Reversionary retail rent**
- **Uppers comprise two large flats**

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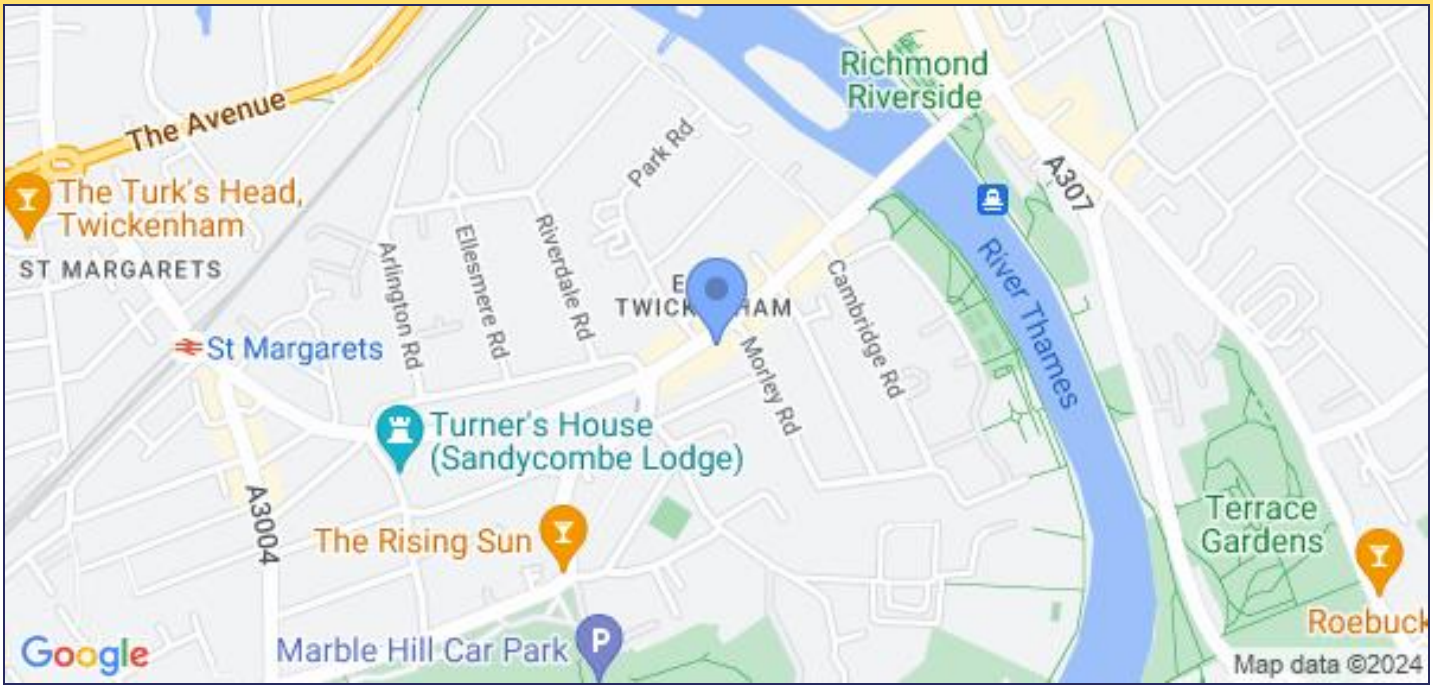

LOCATION

The property is located in the affluent urban village of East Twickenham in the London Borough of Richmond upon Thames.

DESCRIPTION

The subject property forms part of an attractive nineteenth century parade of retail premises. The three storey building is constructed out of solid brick walls. It comprises a commercial unit at ground floor with two large well proportioned flats on the first and second floors. At the rear of the building is a circa 450 sq ft outdoor space currently demised to the commercial tenant.

ACCOMMODATION

Floor plan and further photographs available upon request.

FLOOR	SIZE
Ground Floor	777 sq ft (72.21 sq m)
1st FLoor	1,066 sq ft (99.07 sq m)
2nd FLoor	1,066 sq ft (99.07 sq m)
Outdoor space	450 sq ft (41.82 sq m)
Total	**3,359 sq ft (312 sq m)**

LEASE / TERM

The commercial premises are let on a 10 year lease (t/a a cafe) from February 2020. The upper parts are available with vacant possession.

PRICE

Upon Application

RATES

Business rate to be confirmed. See VOA assessment.

VAT

EPC RATING

EPC upon request

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4744. Date: 2024